

# Development plans for the City of Brentwood

[Kyle Szymanski Staff Writer](#) - Feb 16, 2017



The City of Brentwood will soon begin hashing out a plan to steer the growth and development decisions for a prime piece of real estate in the northwest part of the city.

The 373 acres, 280 of which are undeveloped, are surrounded by Lone Tree Way to the north, Heidorn Ranch Road to the west, Sand Creek Road to the south and Shady Willow Lane to the east.

The land, which is bisected by Highway 4, will help the city meet its economic-development goals with a variety of land-improvement projects that generate jobs. It could also be the site of transit-oriented development and is being eyed as a perfect spot for a Great Wolf Resorts indoor waterpark.

Over the next year, a group comprised of councilmembers, planning commissioners and several community members will work to create a specific plan for the area, which includes defining a land-use plan, development standards and infrastructure arrangements for future development.

The public will also be asked to weigh in through public workshops, open houses and online forums and surveys.

“The city is getting out in front of the planning process and the environmental-review process, which hopefully positions the city very well to see some quality development applications come forward in the next couple of years,” said Ben Ritchie, of the De Novo Planning Group, which will help the city construct the plan at a cost of no more than \$549,950.

The group is expected to first formulate a series of options for area development, accompanied by traffic, fiscal and infrastructure analyses. The results will then be presented, and a land-use map, which must be approved by the planning commission and city council, will be created by summer 2018.

“The fruit of this specific plan, if it can be adopted as envisioned, is that the land will be ready to go,” said Casey McCann, director of community development. “That makes Brentwood highly competitive in the market place, because Brentwood will have land that only requires design review.”

Crafting the document will likely incite conversation on a variety of topics, including the need to attract quality jobs to the area and the possibility of ushering in a transit facility, according to city officials.

The city’s population of 59,000 is already 73 percent of the general plan goal of 81,000. However, jobs are lagging behind at only 12,400, or 37 percent of the goal.

On the transportation front, designating a portion of the land for a transit facility, such as an eBART station, would qualify it as a priority-development area under a regional transportation plan, allowing the city to receive regional-planning grants and funding for transportation projects.

If the area were to include residential densities that account for multifamily housing, it could help the city draw the eyes of BART.

“To me, this is a miniature general plan of a certain area,” said Mayor Bob Taylor. “We are going to dissect (the plan), turn it upside down and explore.”

The council is still in the early stages of creating the 10-person group, but it is expected to begin meeting in March.

Councilmembers have expressed a hopeful outlook on the effort.

“This is an exciting first step toward bringing jobs to Brentwood, which is something that is sorely needed,” said Brentwood City Councilmember Karen Rarey.

Vice Mayor Steve Barr said a key part of the process would be collecting the city’s diverse goals in one document.

“I think (getting) the job-generating uses and the transit-oriented development all to coincide and meet our goals is what we have to work on,” he said.

City Councilmember Joel Bryant said the planning process must be carried out carefully.

“I will always lean toward keeping Brentwood the family-focused community we have and getting us as close to an ideal jobs to housing ratio as possible, but I’m not willing to give up our quality of life to get there.”

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